

# AVAILABLE For Lease

Office / Warehouse

**2809**  
**Unicorn Road**  
**Suite 107**  
**Bakersfield, CA**



**Wesley M. McDonald**

Principal

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Associate

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11601 Bolthouse Drive Suite 110

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\*Rendering Not Final, Subject To Change.



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## Property Details | Floor Plan

2809 Unicorn Road - Suite 107  
Bakersfield, CA

### Available

- **Suite 107** 2,700 SF Office/Warehouse
- **Office** 729± SF
- **Warehouse** 1,971± SF
- **Lease Rate** \$1.25 PSF Industrial Gross
- **Door** One (1) 12'x14' ground level roll-up door

### Property Location

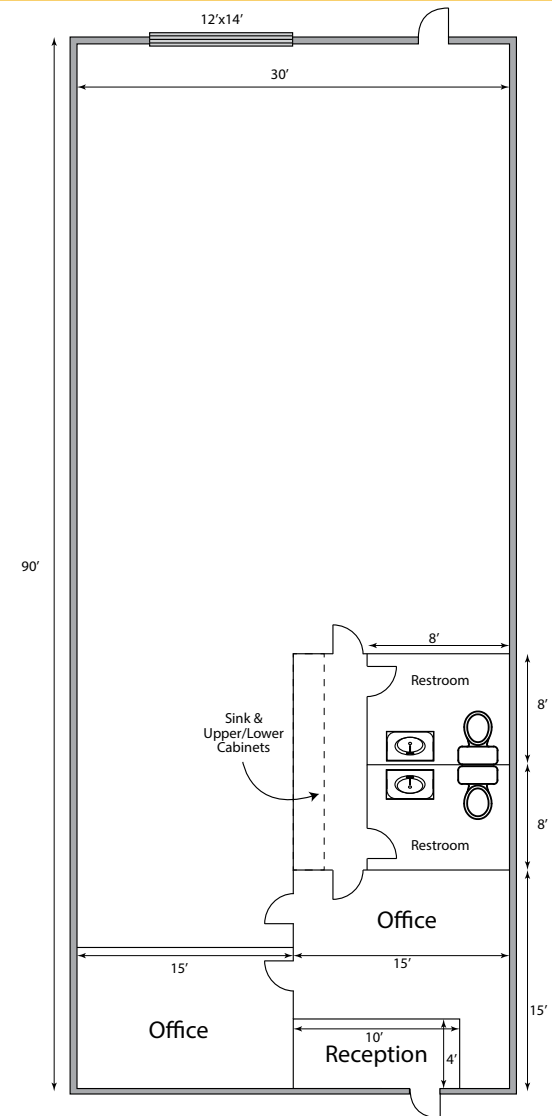
2809 Unicorn is located in the highly desirable Bakersfield Airport Business Park on 10.06 acres in North Bakersfield, California. This property is near the Highway 99 and Highway 65 interchange, and Meadows Field Airport. There are available pads featuring Build-to-Suit opportunities. Subject property offers Highway 99 frontage and exposure.

### Property Description

- Total building is 37,850 SF
- Project consists of two (2) buildings totaling approximately 68,880 SF
- Build-to-Suit opportunities available
- Concrete tilt-up construction
- Development sits on a 10.06 acre parcel
- M-2 PD (Medium Manufacturing), County of Kern
- APN 490-120-41
- Building is fully sprinklered - ESFR
- 20'-23' clear height

### Utilities

- **Water** Oildale Mutual Water Service
- **Gas & Electric** PG&E  
120/208 volt, 3 Phase, 200 amp
- **Sewer** North of the River Sanitation



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## Site Plan

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## Interior Photos

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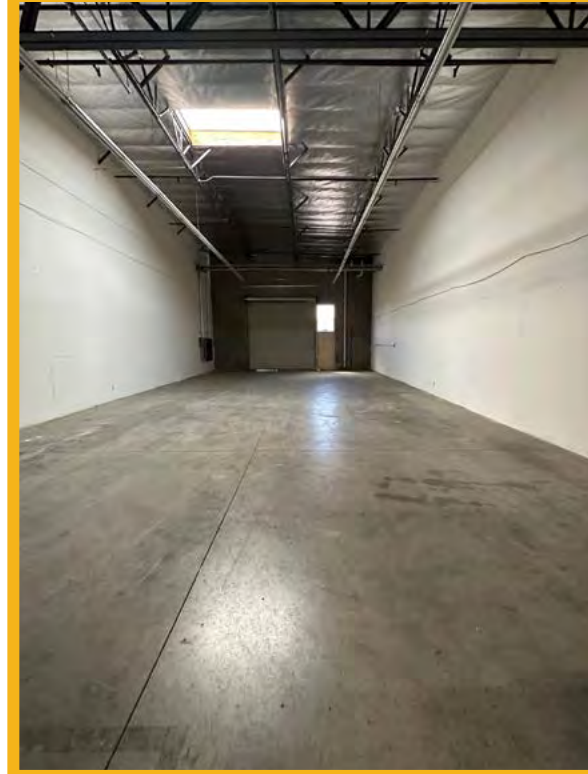
Office - Copy Room



Warehouse - Facing Office



Warehouse - Facing Rollup Door



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## Location Map

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